

KINGSPORT BOARD OF ZONING APPEALS AGENDA
REGULAR MEETING: January 3, 2019
Development Services Building – Bob Clear Conference Room

CALL TO ORDER – 12:00 P.M. NOON

INTRODUCTION / MEETING PROCEDURES

PUBLIC HEARING:

Case: 18-701-00026 – Property located at 108 Jack White Drive, Control Map 47L, Group A, Parcel 019.50, requests a 48 square foot freestanding sign variance to Sec 114-533(8)a(2). The property is zoned B-3, Highway Oriented Business District.

INTERESTED PARTIES:

Owner: Jamie Mason
431 Park Village Road
Knoxville, TN 37923
702.400.0111

Representative: Gil Walden, Bristol Signs

Case: 18-701-00027 – Property located at 2101 Fort Henry Drive, Control Map 61E, Group H, Parcel 012.00, requests three total wall sign variances consisting of 10 square feet, 20 square feet, and 50 square feet to Sec 114-533(9)c. The property is zoned B-4P, Planned Shopping Center District.

INTERESTED PARTIES:

Owner: Fort Henry Mall, LLC
1190 Interstate Parkway
Augusta, GA 30909
706.833.2069

Representative: Rob Johnson, Hull Property Group

Case: 18-701-00028 – Property located at 4335 Fort Henry Drive, Control Map 92K, Group A, Parcels 001.00 and 001.04, requests a 37.5 square foot freestanding sign size variance and an 82.5 square foot freestanding sign size variance to Sec. 114-533(8)a(2). The properties are zoned B-3, Highway Oriented Business District.

INTERESTED PARTIES:

Owner: Ingle Markets Inc., c/o Mary Thompson
2913 Hwy 70 West

Black Mountain, NC 28711
828.669.2941

Representative: Craig Inabinett, Rainbow Signs Inc.

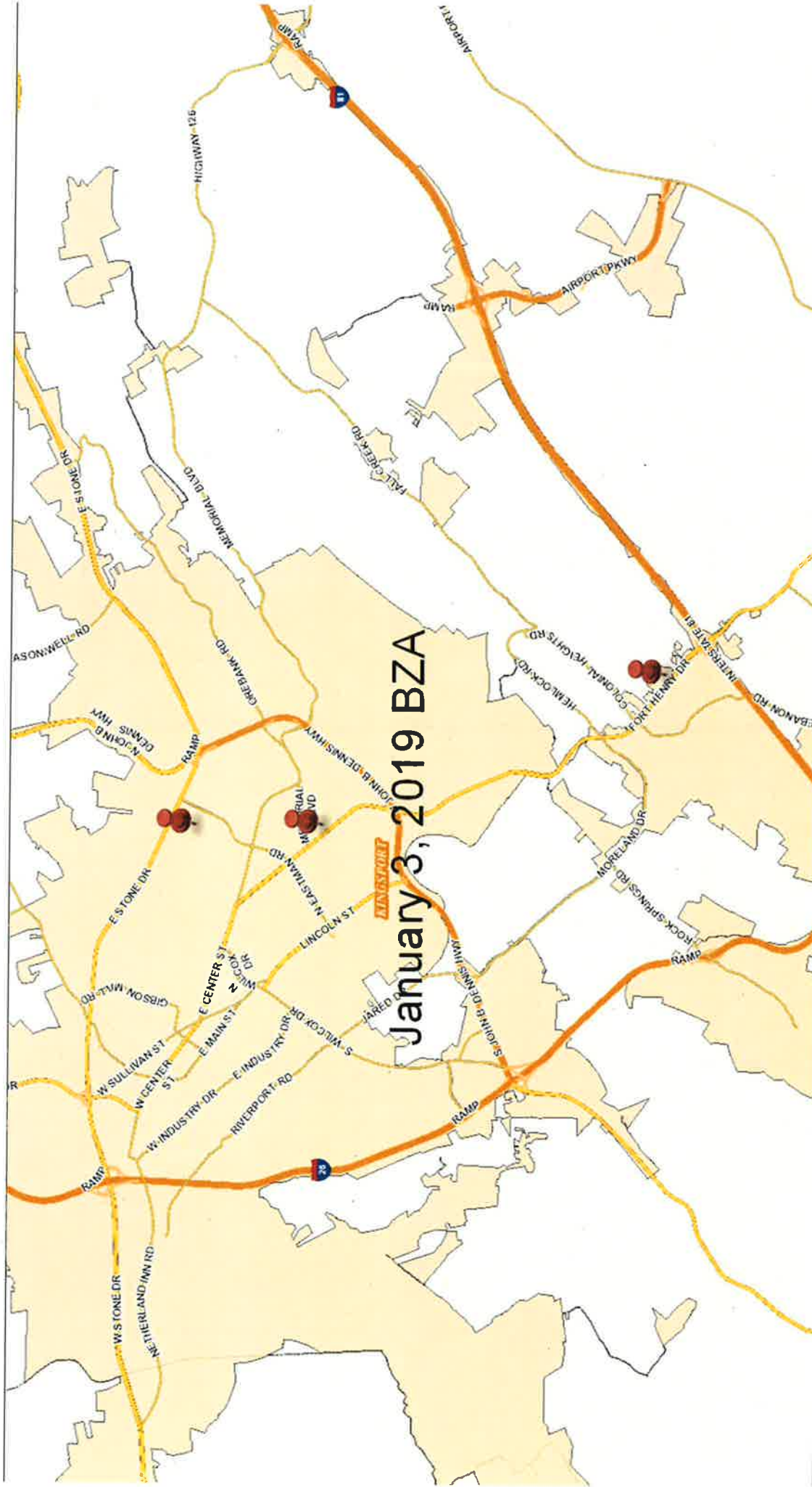
BUSINESS:

Approval of the December 6, 2018 driving tour and regular meeting minutes.

Stating for public record, the next application deadline is January 15, 2019 at noon, and meeting date (Thursday, February 7, 2019).

ADJUDICATION OF CASES:

ADJOURNMENT:



18/2018 3:11:36 PM

1:72,224



MEMORANDUM

TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Ken Weems, AICP, Zoning Administrator

DATE: December 19, 2018

RE: 108 Jack White Drive

The Board is asked to consider the following request:

Case: 18-701-00026 – Property located at 108 Jack White Drive, Control Map 47L, Group A, Parcel 019.50, requests a 48 square foot freestanding sign variance to Sec 114-533(8)a(2). The property is zoned B-3, Highway Oriented Business District.

REGULAR MEETING
& PUBLIC HEARING
Kingsport Board of Zoning Appeals

NOTICE IS HEREBY GIVEN to all citizens of the City of Kingsport, Tennessee, to all persons interested, and the public at large that an open and public meeting of the Kingsport Board of Zoning Appeals scheduled for Thursday, January 3, 2019 will be conducted beginning at NOON in the Bob Clear Conference Room, on the first floor of the Development Services Building, 201 West Market Street, Kingsport, Tennessee.

A tour of the property will be conducted starting at 10:30a.m. prior to the meeting.

Public Hearing: The Kingsport Board of Zoning Appeals will conduct a Public Hearing during this meeting to consider the following case:

Case: 18-701-00026 – Property located at 108 Jack White Drive, Control Map 47L, Group A, Parcel 019.50, requests a 48 square foot freestanding sign variance to Sec 114-533(8)a(2). The property is zoned B-3, Highway Oriented Business District.

All interested persons are invited to attend this Public Hearing. Additional information concerning this case may be obtained by contacting City of Kingsport Planning Division staff, telephone (423) 229-9485.

City of Kingsport, Tennessee
Jim Deming, City Recorder
P1T: 12/24/18

ArcGIS Web Map



18/2018 2:57:24 PM

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Sullivan Co Parcel Data

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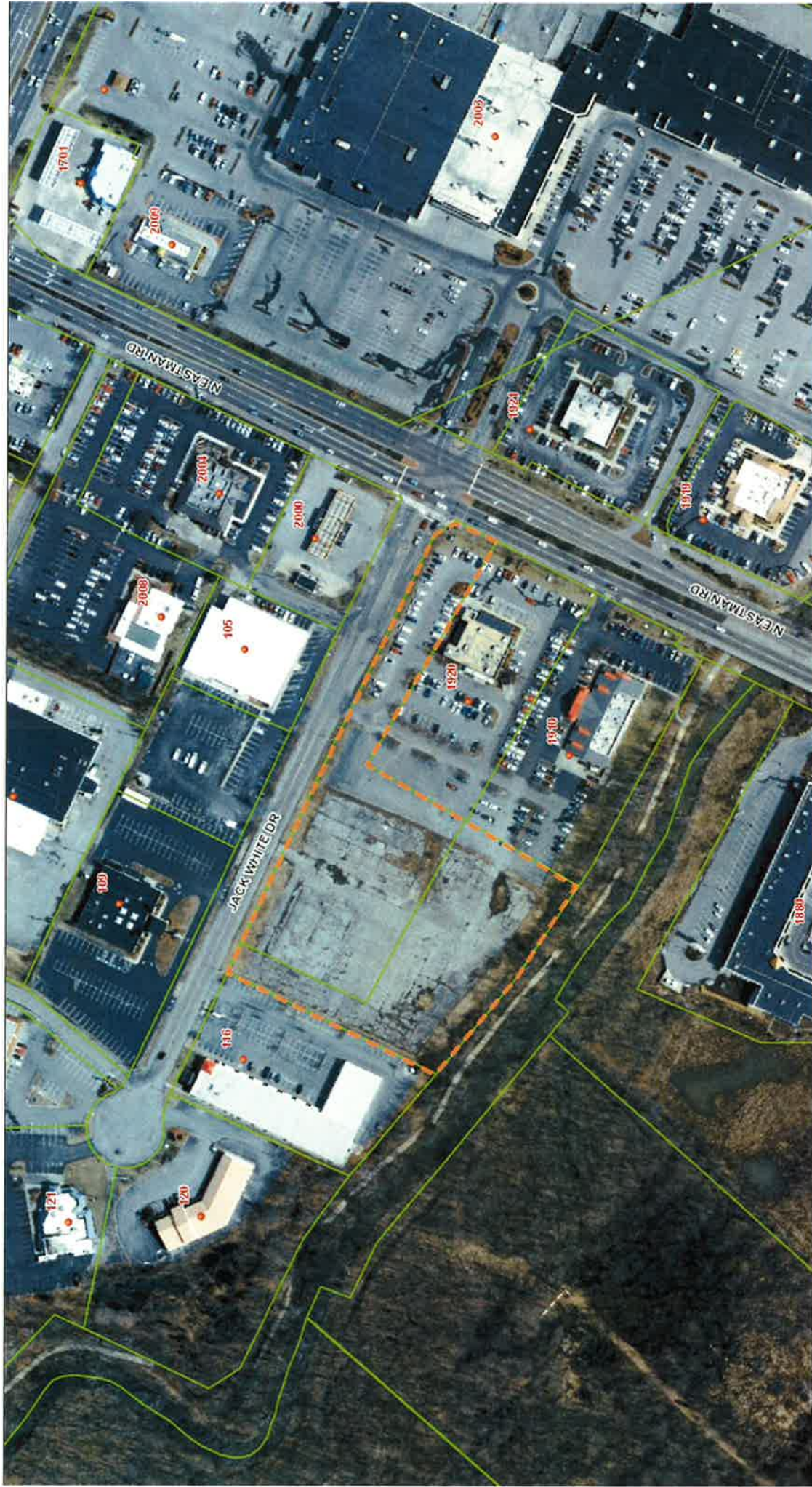
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1.2.257

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ArcGIS Web Map

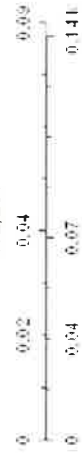


18/2018 2:56:26 PM

Addresses

Sullivan Co Parcel Data

1:2,257



APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name Mason First Jamie M.I. Date 12-1-18
Street Address 451 Duck Village Rd Ste 109 Apartment/Unit #
City Knoxville State TA ZIP 37923
Phone 623-486-0111 E-mail Address Jamie@suncommunity.com

PROPERTY INFORMATION:

Tax Map Information Tax map: Group: Parcel: Lot:
Street Address 145 J. F. Kennedy Dr. Kingsport TN 37629 Apartment/Unit #
Current Zone Proposed Zone
Current Use Proposed Use

REPRESENTATIVE INFORMATION:

Last Name Walden First Gil M.I. Date 12-10-18
Street Address 6870 Gate City Hwy Apartment/Unit # C/O Bristol Sign Co.
City Bristol State VA ZIP 24201
Phone 276-669-0811 E-mail Address G.I. Walden @ bristol sign . com

REQUESTED ACTION:

INCREASE SIGN SQUARE FOOTAGE by 50 SQUARE FEET TO ALLOW FOR
MORE TENANT PANELS FOR TENANT IDENTIFICATION

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature: 

Date: 12-1-18

Signed before me on this 1 day of December, 2018

a notary public for the State of Tennessee

County of Knox

Notary Michelle Beckles

My Commission Expires June 3, 2019



Variance Worksheet – Finding of Facts

Variances. Except as provided herein to hear and decide applications for variance from the terms of this chapter, because of exceptional narrowness, shallowness or shape of a specific piece of property which on June 16, 1981, was a lot of record or where, because of exceptional topographic conditions or other extraordinary or exceptional situation or condition of a piece of property, the strict application of this chapter would result in peculiar and exceptional practical difficulties to exception or undue hardship upon the owner of such property, provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. In granting a variance the board may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable in furtherance of the purposes of this chapter. Before any variance is granted, the board must find all of the following, which shall be recorded, along with any imposed conditions or restrictions, in minutes and records and issued in written form to the applicant to constitute proof of the variance:

a. The specific conditions in detail which are unique to the applicant's land. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity.

b. The manner in which the strict application of this chapter would deprive the applicant of a reasonable use of the land. *PREVENT OWNER FROM PROVIDING ADEQUATE ADVERTISING SPACE FOR TENANTS*

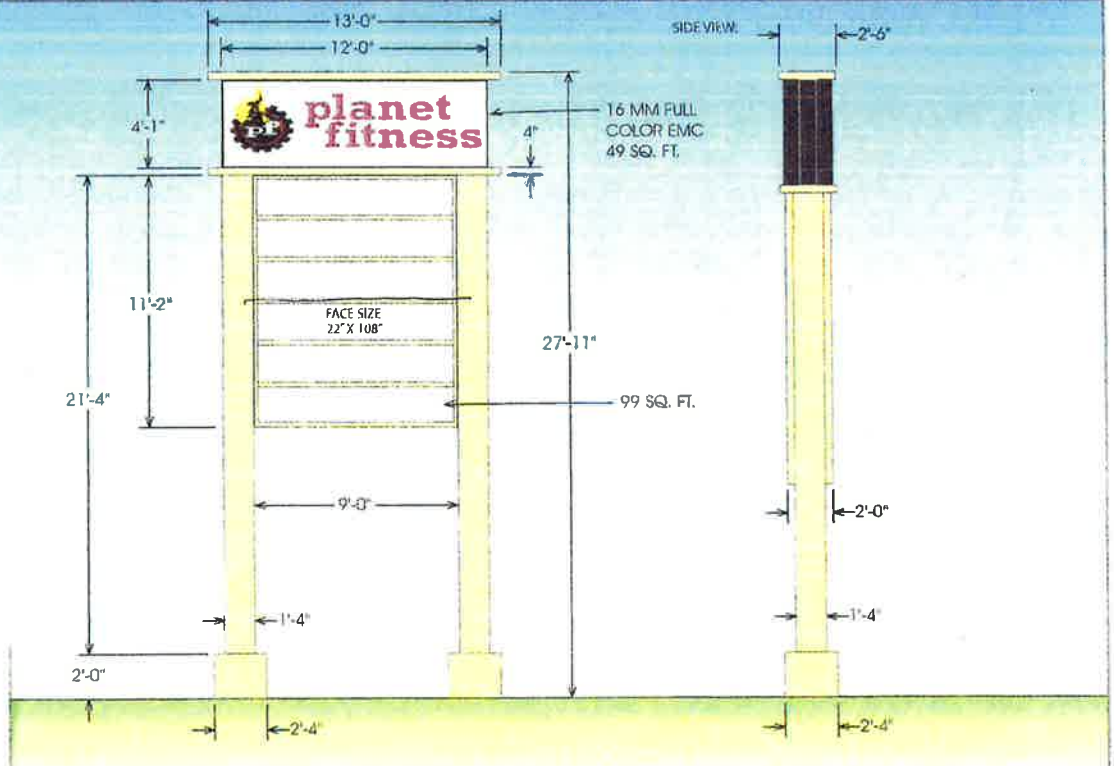
c. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption or amendment of this chapter.

d. Reasons that the variance will preserve, not harm, the public safety and welfare and will not alter the essential character of the neighborhood. *VARIANCE WILL HELP PROMOTE ECONOMIC GROWTH AND WILL NOT HINDER TRAFFIC OR HINDER THE ESSENTIAL CHARACTER OF SUCH A STRONG COMMERCIAL AREA*

Further, a variance may be granted only if the Board finds that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning plan and this chapter. Variances shall not be granted permitting an increase in floor area or density above the maximum permitted by the zoning district; allowing a use other than those specifically authorized by this chapter in the applicable zoning district; or from the denial of a zoning permit when such denial is due to the fact that such lot has no frontage on a public street unless such lot was a lot of record on June 16, 1981.

Hardship - There is no definition of a "hardship". Some guidelines, based on legal precedent, for applying the concept of unnecessary hardship are:

1. The premises of cannot be used in a manner permitted by the Zoning Ordinance unless the variance is granted.
2. A strict application of the terms of the Zoning Ordinance precludes its use for any purpose to which the land is reasonably adopted.
3. Inability to put the property to its most profitable use DOES NOT constitute a "hardship".
4. Mere inconvenience to the applicant is not sufficient grounds for determining a "hardship". In granting a variance the BZA may not make any decision that is contrary to the purpose and intent of the Zoning Ordinance.



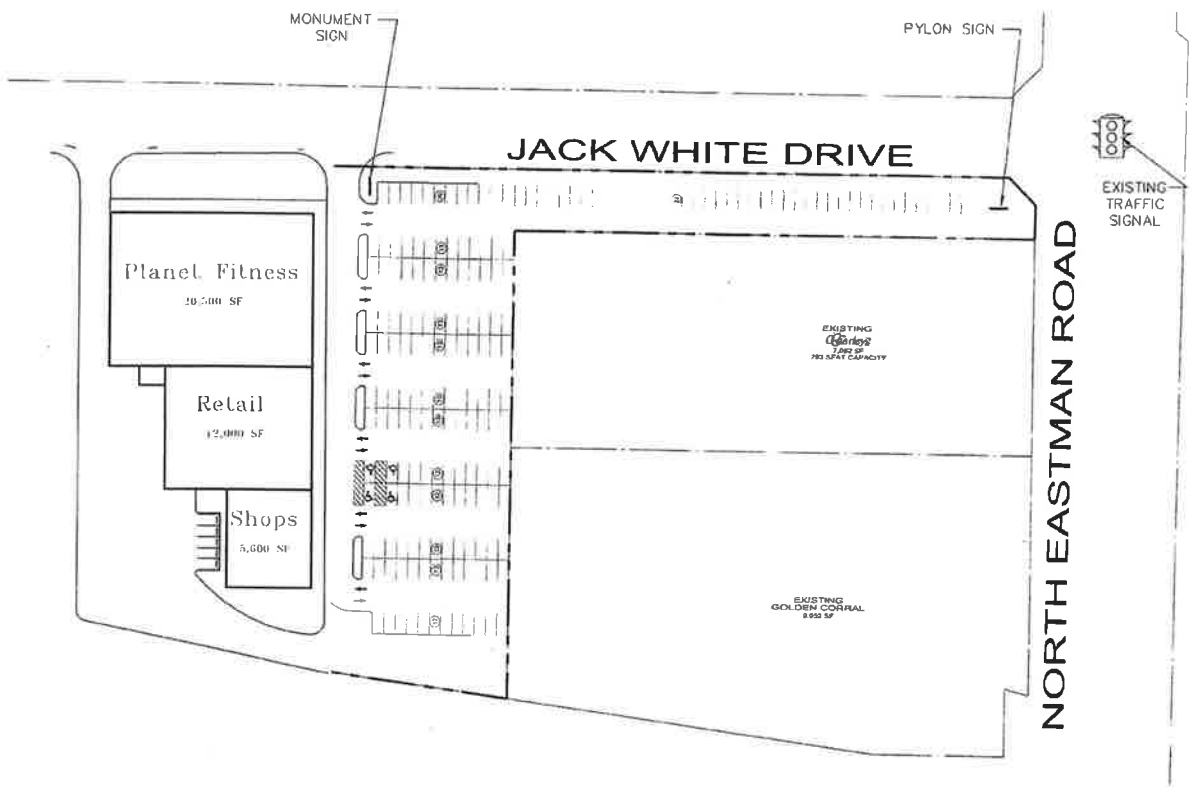
SPECIFICATIONS

- 1 - DOUBLE SIDED PYLON SIGN.
- 1 - DOUBLE SIDED EMC UNIT
- ALUMINUM POLE COVERS AND BASES.
- COLORS TBD

Approved By _____ Approval Date _____



ALL ARTWORK IS PROPERTY OF BRISTOL SIGN COMPANY. DO NOT REPRODUCE WITHOUT WRITTEN CONSENT FROM BRISTOL SIGN COMPANY, INC. ARTWORK CAN BE PURCHASED SEPARATELY FOR AN ARRANGED PRICE. ACTUAL LAYOUT AND DESIGN MAY VARY ACCORDING TO PRODUCTION DETAILS.



1 SITE PLAN
SCALE: 1/16"=1'-0"

ides gn.

COMMERCIAL & RESIDENTIAL DESIGN
11111 E. Highway 100, Suite 100
Kingsport, TN 37632
Phone: 423.246.1111
Email: info@engrdesign.com

DISCLAIMER

This plan is a conceptual design and is not intended to be used for construction. It is the responsibility of the client to verify all information and to obtain all necessary permits. The designer is not responsible for any errors or omissions in this plan.

NOTES

1. All dimensions are in feet and inches. Round up to the next whole number. 2. All dimensions are to the centerline of the building. 3. All dimensions are to the centerline of the parking lot. 4. All dimensions are to the centerline of the road. 5. All dimensions are to the centerline of the sidewalk.

PROJECT INFORMATION

PLANET FITNESS
N. Eastman Road &
Jack White Drive
Kingsport, Tennessee

PROJECT NUMBER

1017003

DATE

September 21, 2017

AT VISIONS

DESIGNED BY

SITE PLAN

Revisions

DATE PREPARED

10/1/17

A-1

MEMORANDUM

TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Ken Weems, AICP, Zoning Administrator

DATE: December 19, 2018

RE: 2101 Fort Henry Dr

The Board is asked to consider the following request:

Case: 18-701-00027 – Property located at 2101 Fort Henry Drive, Control Map 61E, Group H, Parcel 012.00, requests three total wall sign variances consisting of 10 square feet, 20 square feet, and 50 square feet to Sec 114-533(9)c. The property is zoned B-4P, Planned Shopping Center District.

The proposed wall signs are proposed to be attached to the wall exposed as a result of the demolished Sears portion of the mall building.

REGULAR MEETING
& PUBLIC HEARING
Kingsport Board of Zoning Appeals

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A tour of the property will be conducted starting at 10:30a.m. prior to the meeting.

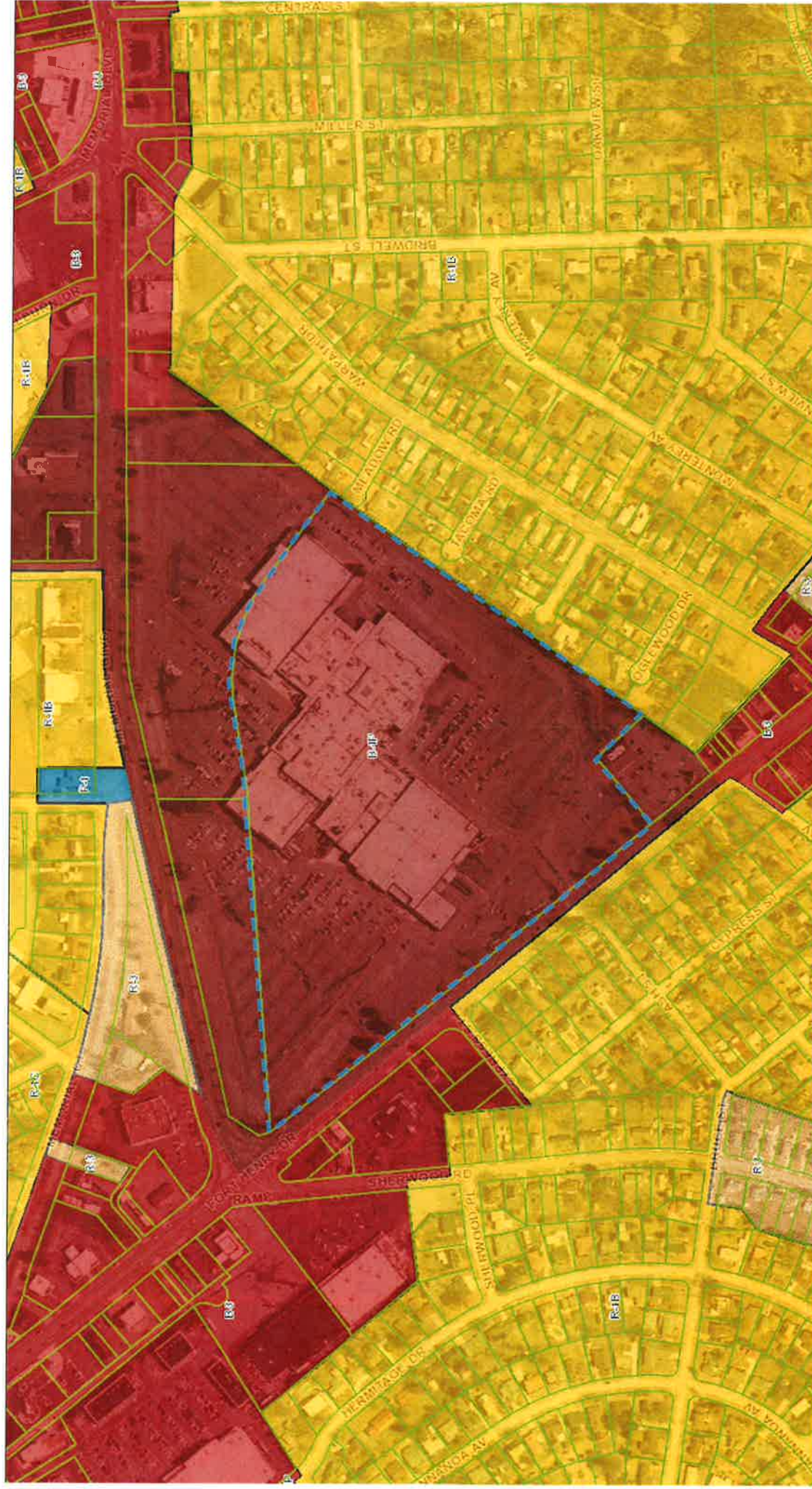
Public Hearing: The Kingsport Board of Zoning Appeals will conduct a Public Hearing during this meeting to consider the following case:

Case: 18-701-00027 – Property located at 2101 Fort Henry Drive, Control Map 61E, Group H, Parcel 012.00, requests three total wall sign variances consisting of 10 square feet, 20 square feet, and 50 square feet to Sec 114-533(9)c. The property is zoned B-4P, Planned Shopping Center District.

All interested persons are invited to attend this Public Hearing. Additional information concerning this case may be obtained by contacting City of Kingsport Planning Division staff, telephone (423) 229-9485.

City of Kingsport, Tennessee
Jim Deming, City Recorder
P1T: 12/24/18

ArcGIS Web Map



1/8/2018 2:59:07 PM
Sullivan Co Parcel Data

Zoning
 <Null>
 T-0
 P-0
 GC

- B-0E
- A-1
- A-2
- 2B
- B-1
- B-2
- B-3
- B-3
- B-4
- B-4P
- B-4P
- B-5
- BC
- GC
- IM-1
- IM-1R
- IM-2
- MX
- P-1
- P-0
- PEO-3
- PEO-7
- PD
- PMO-1
- PMO-2
- P-0
- P-0
- P-1
- P-1A
- P-1B
- P-1C
- P-2
- P-3
- P-3A
- P-3B
- P-4
- P-10
- Split
- TA
- TA-C
- USE



ArcGIS Web Map



1/8/2016 3:00:07 PM

Sullivan Co Parcel Data

1:4,514



APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name Fort Henry Mall, LLC First M.I. Date 12/17/2018
Street Address 1190 Interstate Parkway Apartment/Unit #
City Augusta State Augusta ZIP 30909
Phone 706-833-2069 E-mail Address rjohnson@hullpg.com

PROPERTY INFORMATION:

Tax Map Information Tax map: Group: Parcel: Lot:
Street Address 2101 Fort Henry Dr. Kingsport, TN 37664 Apartment/Unit #
Current Zone B-4P Proposed Zone B-4P
Current Use Enclosed Shopping Mall Proposed Use Enclosed Shopping

REPRESENTATIVE INFORMATION:

Last Name Johnson First Robert M.I. C Date
Street Address 1190 Interstate Parkway Apartment/Unit #
City Augusta State GA ZIP 30909
Phone 706-833-2069 E-mail Address rjohnson@hullpg.com

REQUESTED ACTION:

See attached Summary

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature:

Date:

12/17/2018

Signed before me on this _____ day of _____, 20____,

a notary public for the State of _____

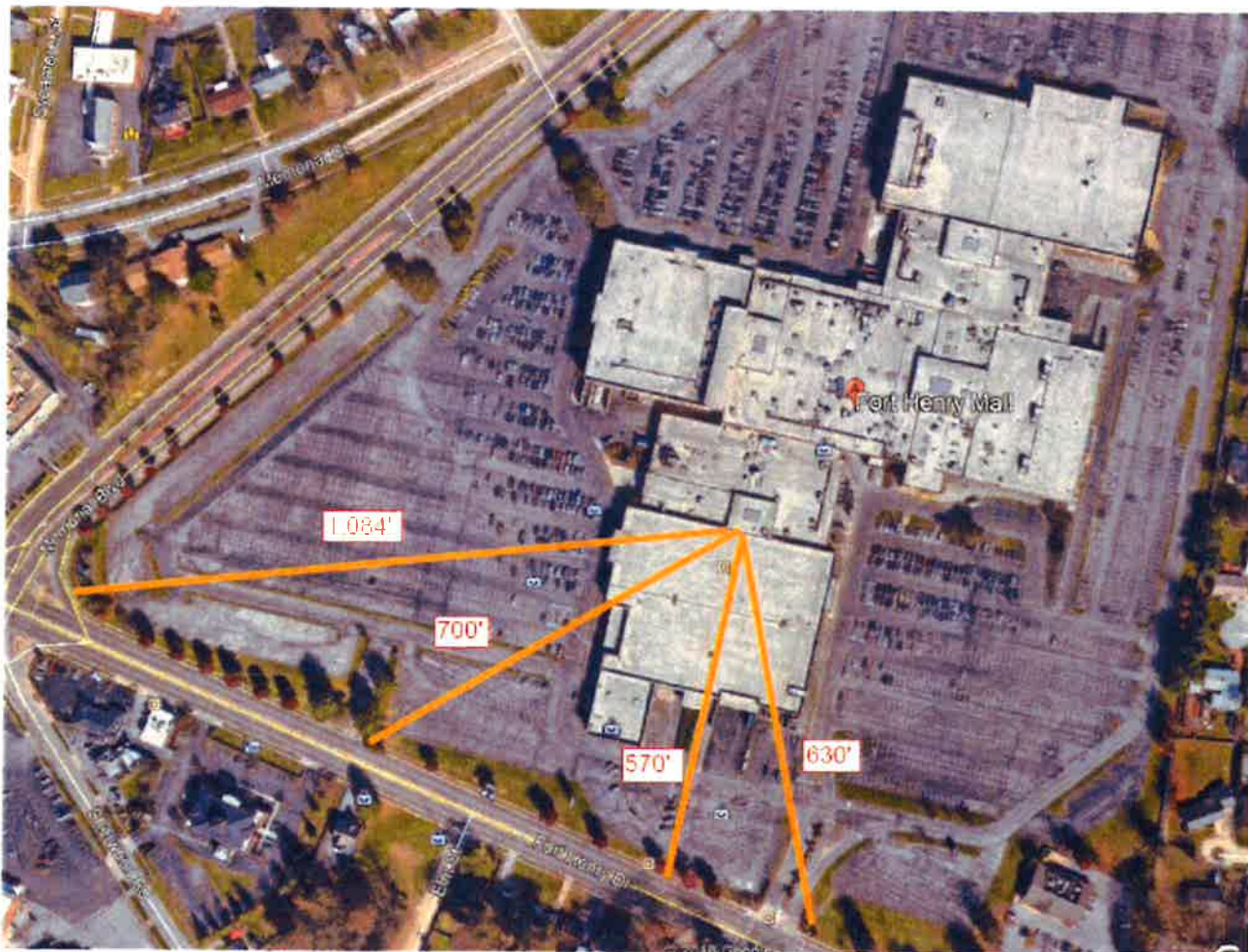
County of _____

Variance Summary Request

As the mall is a unique property and unlike traditional shopping centers signage is critical for the interior mall tenants. With the constant changes to the retail industry, in order to for the enclosed mall to compete with strip centers it is essential that we continue to explore new options to communicate to the public passing the mall the stores available inside. National Tenants, including Kay's and others are looking to move out of the enclosed mall for improved signage and visibility. In order to meet this need we have explored several options and have settled on a look that combines several including major centers in Atlanta, GA, which combine both the signage with a façade that is much improved from the original façade (See attached). While most of the wall signs and associated size are within the square footage allowed, a few of the National Tenant brand name signs require variance approval to meet the sizes shown to maintain scale/size with the other signs, scale/size in keeping with the overall size of the wall façade, and to maintain size of area wall sign needed for visibility at the distances ranging from 570' to 1084' from the roadway (see below for plan showing and Chart for Distance/Legibility).

Variances needed

American Eagle – 34" H	100 SF	20 SF variance
Bath & Body Works – 36" H	130 SF	50 SF variance
Kay – 48" H	90 SF	10 SF variance





Distance Legibility Chart

Determining the size of any sign begins with selection of a font and determining the size of copy needed. The chart below will give you a good idea of the minimum copy size for signs.

Letter Height	Legible Viewing Distance	Letter Height	Legible Viewing Distance
5/16"	7	9"	300 <i>(Football field length)</i>
1/2"	12	12"	395
3/4"	18	14"	440
1"	25	18"	580
1 1/2"	36	24"	750
2"	49	36"	1130 <i>(1.5 of a mile)</i>
3"	74	48"	1500
4"	113	72"	2230
6"	150	96"	3000 <i>(3/5 of a mile)</i>



MEMORANDUM

TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Ken Weems, AICP, Zoning Administrator

DATE: December 19, 2018

RE: 4335 Fort Henry Dr

The Board is asked to consider the following request:

Case: 18-701-00028 – Property located at 4335 Fort Henry Drive, Control Map 92K, Group A, Parcels 001.00 and 001.04, requests a 37.5 square foot freestanding sign size variance and an 82.5 square foot freestanding sign size variance to Sec. 114-533(8)a(2). The properties are zoned B-3, Highway Oriented Business District.

The existing freestanding signs do not conform to the current zoning code since there are two of them. Both freestanding signs appear to be legally permitted based upon the scant records still in existence/available. Any change to either sign can also be considered continuation of a nonconforming use.

REGULAR MEETING
& PUBLIC HEARING
Kingsport Board of Zoning Appeals

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Case: 18-701-00028 – Property located at 4335 Fort Henry Drive, Control Map 92K, Group A, Parcels 001.00 and 001.04, requests a 37.5 square foot freestanding sign size variance and an 82.5 square foot freestanding sign size variance to Sec. 114-533(8)a(2). The properties are zoned B-3, Highway Oriented Business District.

All interested persons are invited to attend this Public Hearing. Additional information concerning this case may be obtained by contacting City of Kingsport Planning Division staff, telephone (423) 229-9485.

City of Kingsport, Tennessee
Jim Deming, City Recorder
P1T: 12/24/18

ArcGIS Web Map



11/8/2018 3:05:30 PM

1:2,257



- Addresses
- Sullivan Co Parcel Data
- Zoning
- <Null>
- TA/C
- R-5
- GC
- B-2E
- A-1
- A-2
- AR
- B-1
- B-2
- B-3
- B-3
- B-4
- B-4P
- B-4P
- BC
- GC
- M-1
- M-1P
- M-2
- MX
- P-1
- P-D
- PBD-3
- PBD*
- PD
- PMD-1
- PMD-2
- PUD
- PVD
- P-1
- P-1A
- R-1B
- R-1C
- R-2
- R-3
- R-3A
- R-3B
- R-4
- Split
- TA
- TA-C
- UAE

ArcGIS Web Map

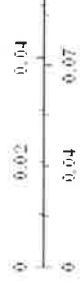


11/8/2018 3:04:45 PM

Addresses

Sullivan Co Parcel Data

1:2,257



72

APPLICATION

Board of Zoning Appeals

Kingsport

APPLICANT INFORMATION: Ingles Markets, Inc.

Last Name Thompson First Mary M.I. L. Date 10-25-2008
 Street Address 2913 Hwy 70 West Apartment/Unit #
 City Black Mountain State NC ZIP 28711
 Phone 828-669-2941 E-mail Address mthompson@ingles-markets.com

PROPERTY INFORMATION:

Tax Map Information Tax map: Group: Parcel: Lot:
 Street Address 4345 Folt Hwy Apartment/Unit #
 Current Zone Proposed Zone

Current Use COMMERCIAL Proposed Use
 REPRESENTATIVE INFORMATION: RAINBOW SIGNS, INC

Last Name INABINETT First CRAIG M.I. A Date 10/23/18
 Street Address 1306 E DUKES Apartment/Unit #
 City GREENWOOD State SC ZIP 29648
 Phone 843-749-2885 E-mail Address CRAIGINABINETT@GMAIL.COM

REQUESTED ACTION:

UPGRADE CURRENT PYLONS TO ADD FUEL PRICING
AND TENANT PANEL

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature: Mary Thompson

Date: 10-25-2018

Signed before me on this 25th day of October, 2018

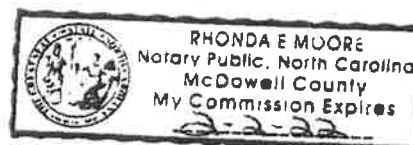
a notary public for the State of North Carolina

County of McDowell

Notary Rhonda E Moore

My Commission Expires 2-2-22

CITY PLANNING OFFICE



Variance Worksheet - Finding of Facts

Variances. Except as provided herein to hear and decide applications for variance from the terms of this chapter, because of exceptional narrowness, shallowness or shape of a specific piece of property which on June 16, 1981, was a lot of record or where, because of exceptional topographic conditions or other extraordinary or exceptional situation or condition of a piece of property, the strict application of this chapter would result in peculiar and exceptional practical difficulties to exception or undue hardship upon the owner of such property, provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. In granting a variance the board may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable in furtherance of the purposes of this chapter. Before any variance is granted, the board must find all of the following, which shall be recorded, along with any imposed conditions or restrictions, in minutes and records and issued in written form to the applicant to constitute proof of the variance:

- a. The specific conditions in detail which are unique to the applicant's land. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity.

The way property is presently divided applicant will be forced to add additional pylon which will add to signage on road front.

- b. The manner in which the strict application of this chapter would deprive the applicant of a reasonable use of the land.

The strict application of this chapter deprives applicant of being able to keep additional green space on property.

- c. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption or amendment of this chapter.

Applicant is requesting Board's support of proposed relief of this chapter due to layout of property they feel their request better serves community.

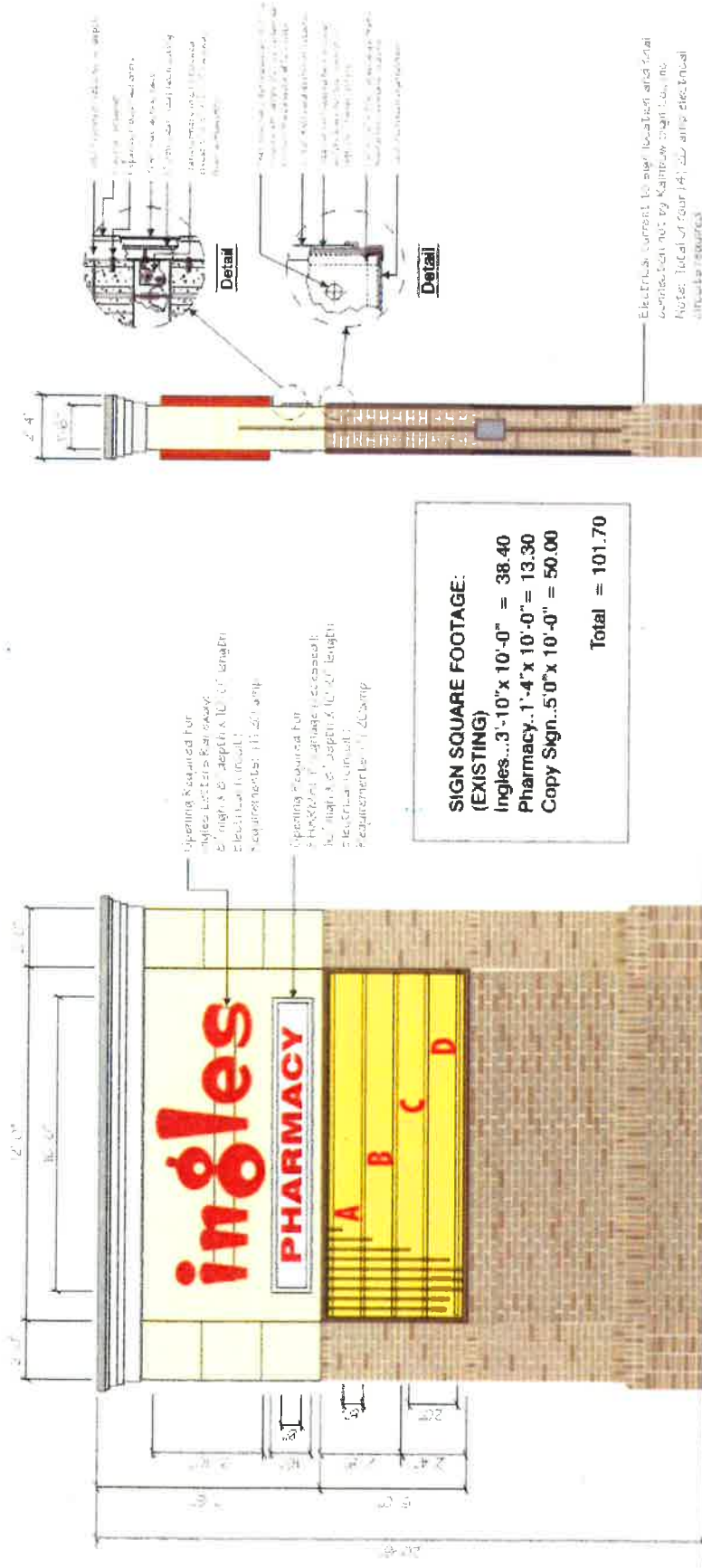
d. Reasons that the variance will preserve, not harm, the public safety and welfare and will not alter the essential character of the neighborhood.

The Applicant's proposal adds to public safety and welfare as well as adds to the character of neighborhood by reducing number of pylons and overall signage square footage.

Further, a variance may be granted only if the Board finds that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning plan and this chapter. Variances shall not be granted permitting an increase in floor area or density above the maximum permitted by the zoning district; allowing a use other than those specifically authorized by this chapter in the applicable zoning district; or from the denial of a zoning permit when such denial is due to the fact that such lot has no frontage on a public street unless such lot was a lot of record on June 16, 1981.

Hardship - There is no definition of a "hardship". Some guidelines, based on legal precedent, for applying the concept of unnecessary hardship are:

1. The premises of cannot be used in a manner permitted by the Zoning Ordinance unless the variance is granted.
2. A strict application of the terms of the Zoning Ordinance precludes its use for any purpose to which the land is reasonably adopted.
3. Inability to put the property to its most profitable use DOES NOT constitute a "hardship".
4. Mere inconvenience to the applicant is not sufficient grounds for determining a "hardship". In granting a variance the BZA may not make any decision that is contrary to the purpose and intent of the Zoning Ordinance.

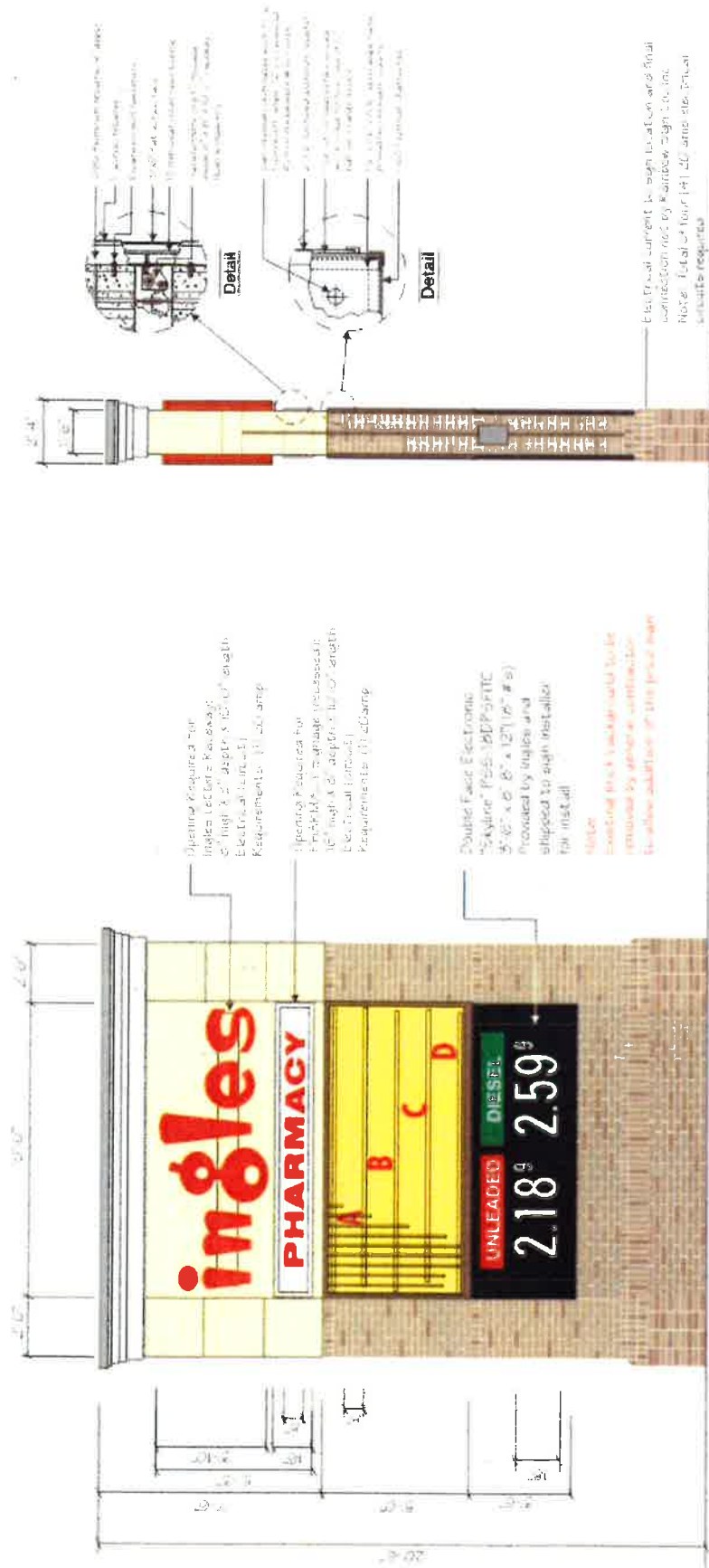


SIGN SQUARE FOOTAGE:
(EXISTING)
ingles..3'-10"x 10'-0" = 38.40
Pharmacy..1'-4"x 10'-0" = 13.30
Copy Sign..5'-0"x 10'-0" = 50.00
Total = 101.70

Scale: 1/4" = 1'-0" SIGN ELEVATION (Existing)

ingles

Rainbow Signs, Inc. GREENWOOD, SC 864-223-8423		CUSTOMER NAME	INGLES #72 - KINGSFORT, TN		ACC. EXEC.	DESIGNER	SCALE	AS NOTED	JOB NO.	18-237-3	APPROVED BY CUSTOMER
		ADDRESS	4345 Ft. Henry Drive						DATE		
		SIGN TYPE	Starbucks, Boar's Head, Chopsticks						FILE	#72 Kingsport Flat Page 3	
COPY RIGHTS NOTICE: This design, artwork and printed presentation is the sole property of Rainbow Sign Company, Inc. and may not be used without written permission from Rainbow Sign Company, Inc.											
Electronic artwork to sign artist and final installation not by Rainbow Sign Co., Inc.											



Scale: 1/4" = 1'-0" SIGN ELEVATION

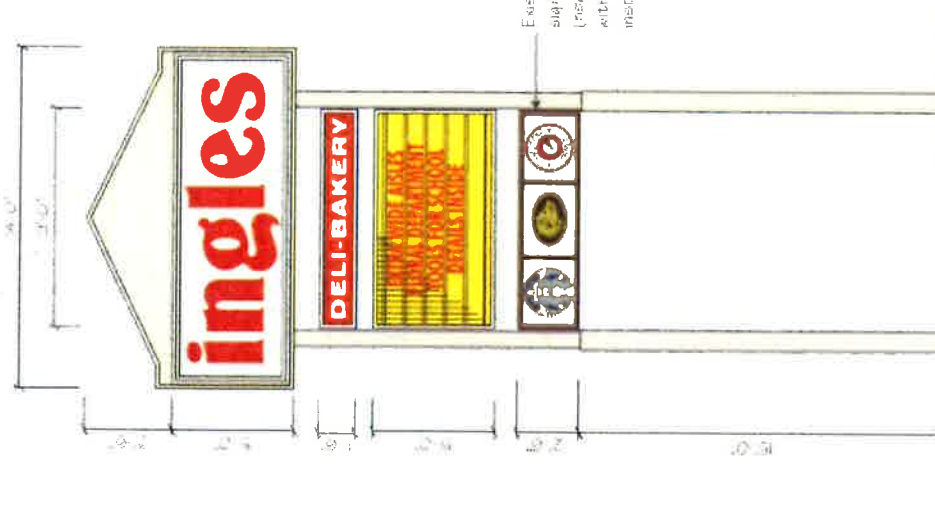
Sign Square Footage:

Ingles & Pharmacy.....	5'-3" x 10'-0"	= 52.50
Change Copy.....	5'-0" x 10'-0"	= 50.00
Uni Diesel.....	3'-6" x 10'-0"	= 35.00
Total		= 137.50

ingles

Rainbow Signs, Inc. GREENWOOD, SC 864-223-8423		CUSTOMER NAME: INGLES #72 - KINGSFORT, TN		ACC. EXEC: Project	JOB NO: 18-237-4	APPROVED BY CUSTOMER:	
ADDRESS: 4345 Ft. Henry Drive		DESIGNER: 2. J. J. J. J.	DATE: 10/1/2018	FILE: #72 Kingsfort Flat Pylon - 4			
SIGN TYPE: Starbucks, Boar's Head, Chapsticks		SCALE: AS NOTED					
COPY RIGHTS NOTICE: This design, artwork and printed presentation is the sole property of Rainbow Sign Company, Inc. and may not be used without written permission from Rainbow Sign Company, Inc.							

Finalist: 10/1/2018, and the copyright and the copyright of the Rainbow Sign Co., Inc.



SIGN SQUARE FOOTAGE:

INGLES.....5'-0" x 14'-0"	= 70.00
Deli-Bakery.....1'-6" x 9'-0"	= 13.50
Copy Sign.....5'-0" x 9'-0"	= 45.00
3-Dial.....2'-6" x 9'-0"	= 22.50
Total	= 151.00

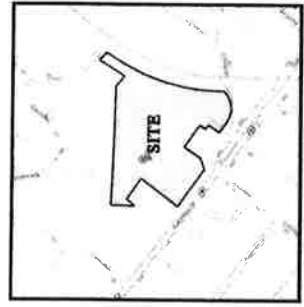
Scale: 3/16" = 1'-0" SIGN ELEVATION

ingles

Rainbow Signs, Inc. GREENWOOD, SC 864-223-8423		CUSTOMER NAME INGLES #72 - KINGSFORT, TN		APPROVED BY CUSTOMER
ADDRESS 4345 Ft. Henry Drive		JOB NO. 18-254	DATE 06/05/20	
SIGN TYPE H-Rise Existing Pylon Sign		DESIGNER	SCALE	AS NOTED
COPY RIGHTS NOTICE: This design, artwork and printed presentation is the sole property of Rainbow Sign Company, Inc. and may not be used without written permission from Rainbow Sign Company, Inc.		FILE # 72 Kingsport 3 Dial Tall Pylon		

Electrical layout to sign structure and final construction not by Rainbow Sign Co., Inc.

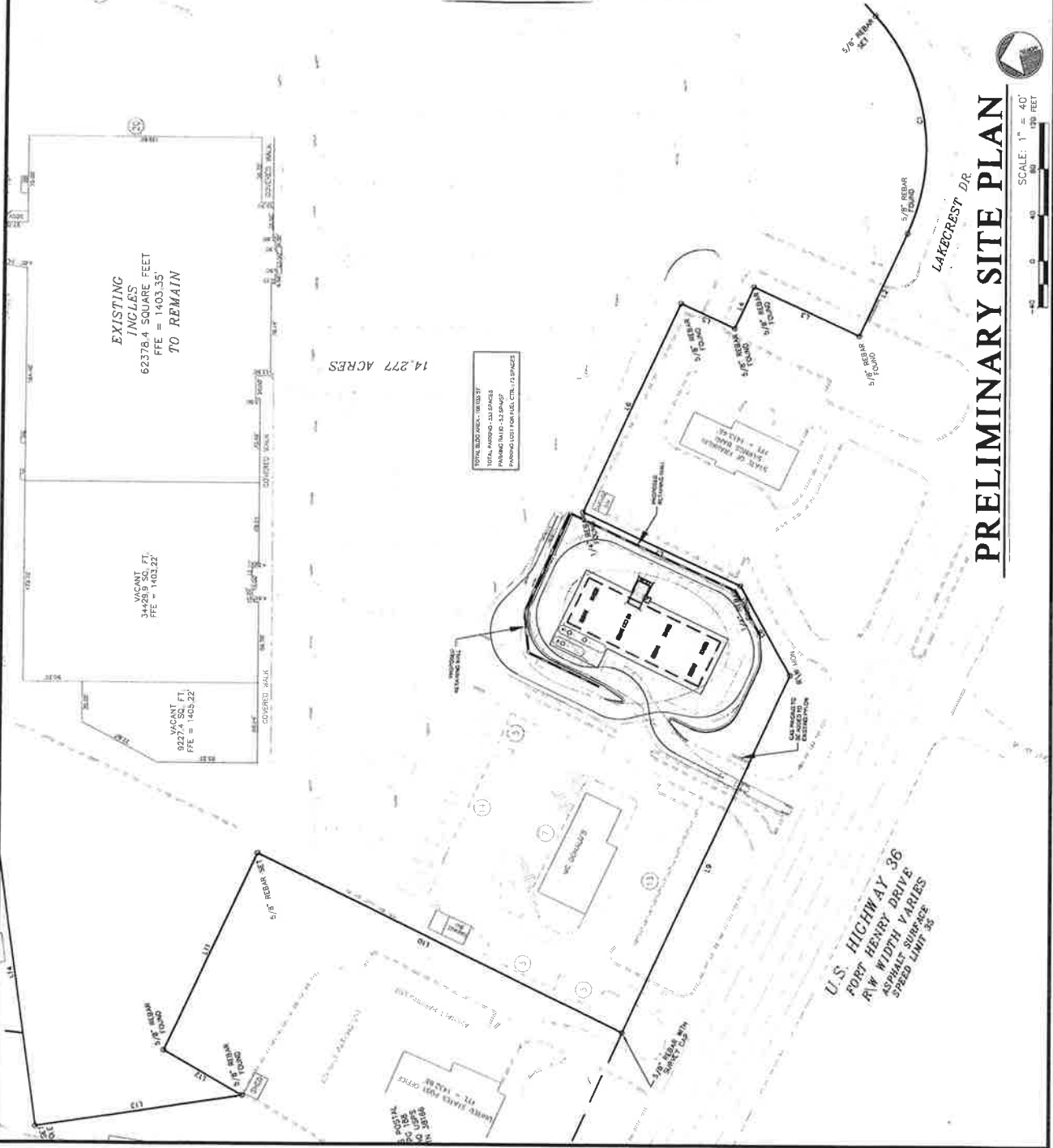




VICINITY MAP
 NOT TO SCALE

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF KINGSFORD, STATE OF TENNESSEE REGULATIONS AND CODES, AS WELL AS ALL U.S.A. STANDARDS.
2. THE PROPERTY AND ROAD INFORMATION TAKEN FROM A SURVEY SHALL BE USED FOR THE PURPOSES OF THIS PROJECT. THE SURVEY SHALL BE USED BY THE ENGINEER, ARCHITECT, AND LANDSCAPE ARCHITECT FOR THE PROJECT.
3. ACCORDING TO THE SURVEY (PREPARED BY JESSICA L. ROSS, DATED 08-23-17), THE PROPERTY IS NOT A FLOOD HAZARD AREA. MAP WITHIN THE DATED 10-16-20.
4. BUILDING DIMENSIONS SHOWN ON THE PLAN ARE "LEASE" DIMENSIONS. FOR ACTUAL DIMENSIONS, SEE ARCHITECTURAL PLANS. DIMENSIONS TO CONC. CURB & GUTTER ARE TO FACE OF CURB.
5. SITE WORK CONSTRUCTION IS RESPONSIBLE FOR WORK TO WITHIN 10' OF THE BUILDING.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR DEMOLISHED AS NOTED ON THE PLANS AND IN THE SPECIFICATION.
7. THE CONTRACTOR SHALL NOTIFY CITY INSPECTORS 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
8. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
9. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF KINGSFORD ZONING ORDINANCE. A SEPARATE SIGN PERMIT IS REQUIRED.
10. CONSTRUCTION TRAILER AND/OR OFFICE SHALL BE PERMITTED THROUGH THE CITY OF KINGSFORD PLANNING AND ZONING DEPARTMENT.
11. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED RIGHT-OF-WAY AND MUST BE STORED WITHIN SITE. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN AREAS WITHIN THE DISTRICT RIGHT-OF-WAY.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE PROVIDED WITH ALL NECESSARY INFORMATION AND SHALL BE PROVIDED WITH ALL NECESSARY INFORMATION AND SHALL BE PROVIDED WITH ALL NECESSARY INFORMATION.
13. ALL SURVIVALS ARE TO BE INSTALLED PER ADA STANDARDS. SIDEWALKS TO HAVE MAX SLOPE OF 2% AND MAX CROSS SLOPE OF 2%.
14. CONTRACTOR SHALL NOTIFY ENGINEER SHOULD ANY FIELD CONDITIONS BE NOTED THAT DIFFER FROM THE SURVEY.
15. SITE CONSTRUCTION SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
16. PROJECT LOCATION: 4345 FORT HENRY DRIVE, KINGSFORD, TN 37086
17. OWNER: INFORMATION AND ASSOCIATES, INC., P.O. BOX 895, ASHVALE, NC 28696. PHONE: (704) 885-1234. CONTACT: WILSON KENNEDY, JR.
18. ENGINEER: ROBERTSON LOIA ROOF P.C., 3460 PRESTON RIDGE ROAD, SUITE 275, ALPHARETTA, GA 30005. PHONE: (770) 319-0745. CONTACT: PAUL HARELL.
19. BUILDING LOCATION IS TO THE OUTSIDE FACE OF BLOCK. CONTRACTOR TO COORDINATE AND VERIFY EXISTING BUILDING LOCATION & DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
20. STIPPLE COLOR TO MATCH EXISTING STIPPLE COLOR.



PRELIMINARY SITE PLAN

SCALE: 1" = 40'
 0 10 20 30 40 50 FEET

**MINUTES OF THE DRIVING TOUR OF THE
KINGSPORT BOARD OF ZONING APPEALS (BZA)**

December 6, 2018

10:30 a.m.

Members Present:

Bill Sumner
Jeff Little
Calvin Clifton
Joe White

Members Absent:

Ashok Gala

Staff Present:

Ken Weems, AICP

At 10:30 a.m., the BZA departed the Development Services Building, 201 W. Market St. to conduct a driving tour of the property located at 2000 Greenway Street, 102 Lindkaye Drive, 4335 Fort Henry Drive, and 4624 Fairlane Drive. No official action was taken.

The driving tour concluded at 11:45 a.m.

Respectfully Submitted,

Ken Weems, AICP
Zoning Administrator

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

December 6, 2018, Regular Meeting

Noon

Bob Clear Conference Room, 1st floor of the Development Services Building

Members Present:

Bill Sumner

Jeff Little

Ashok Gala

Joe White

Members Absent:

Ashok Gala

Staff Present:

Ken Weems, AICP

Page Jeffers

Keith Bruner

Mike Billingsley

Joe May

Visitors:

Randy Holland

Monilkumar Patel

Lisa Barnett

Keith Horton

Claude Dicks

Gil Walden

Tom Carter

Amy Williams

Chris Darnell

Bobby Soule

Craig Justus

Ashley Gasbarri

Michael Hale

Brent Fugate

Chairman Sumner called the meeting to order.

Chairman Sumner explained the meeting procedures.

Ms. Page Jeffers conducted the swearing in ceremony for those wishing to speak during the regular meeting. All meeting speakers were sworn in.

Public Hearing:

Case: 18-701-00020 – Property located at 107 Lindkaye Drive, Control Map 92O, Group E, Parcel 027.00, requests a 1.81 foot front yard variance to Sec 114-183(e)1(c) to accommodate a home addition. The property is zoned R-1B, Residential District.

Mr. Michael Hale presented the case to the Board. Mr. Hale stated that he and his wife needed handicap accessible space added to their home in the form of an addition. Mr. Hale spoke of adjacent examples of home configured similar to the way he wants to configure his home. Chairman Sumner asked if the 1.81 foot request is exactly what he needs. Mr. Hale stated that the 1.81 foot variance will accommodate his home addition.

Chairman Sumner, seeing no one else wishing to speak, closed the public hearing.

Case: 18-701-00021 – Zoning Interpretation, Administrative Review Lamar Texas Limited Partnership dba Lamar Advertising Tri-Cities TN to revoke any and all permits including the building permit dated 10/5/18, authorizing Allison Outdoor Advertising to erect an off-premises advertising sign on the property located at 1750 E. Stone Drive, Kingsport, Tennessee. Said sign and its location does not comply with Sec. 114-532 of the City of Kingsport's code of ordinances, including, but not limited to, the following:

1. The site does not meet the distance from an interstate highway as provided in subsection (3); and
2. The size of the sign surface area greatly exceeds the limitations in subsection (6).
An off-premises advertising sign has not been located on the site for approximately five (5) years, which discontinuance period far exceeds the grandfathering time limits of 30 months set forth in T.C.A. 13-7-208(g) and Sec. 114-531(a)(4) of the City code.

Mr. Craig Justus presented the case to the Board. Mr. Justus stated that Kingsport's Zoning Administrator had not followed local zoning requirements or state law for reestablishing the off-premises sign located at 1750 East Stone Drive. Mr. Justus provided several examples of how the local zoning code conflicts with the authorization of the permit to reestablish the off-premises sign. Mr. Justus referenced that the billboard in question would injure Lamar by creating competition. The Zoning Administrator, in rebuttal, stated that he reviewed the grandfathering statute and believed that the property owner never intentionally or voluntarily abandoned the nonconforming use of the property in accordance with TCA 13-7-208(g)4. Mr. Billingsley, being recognized by the Board, made a motion that the Board dismiss this case based upon Lamar not having standing to bring the appeal. Mr. Billingsley stated that Lamar must have a palpable injury, the injury must be caused by the challenged conduct, and that the injury is one that can be addressed by a remedy that the court is empowered to give. Mr. Billingsley stated that Lamar claims they are damaged by competition. Mr. Billingsley stated that their claim of competition is not an injury based upon case law. Mr. Billingsley then called upon Ms. Amy Williams to testify on the matter. Ms. Williams stated that she and her partner Tom Carter had discussed re-erecting the billboard with City officials in the past while the property in question was being redeveloped. Mr. Tom Carter showed the Board his notes from the time the property was starting to redevelop, which discussed the different locations where the re-erected billboard could go in the future once redevelopment was complete. Calvin Clifton asked Amy Williams if Lamar had the same opportunity that Allison Outdoor had to reconstruct the billboard. Amy Williams confirmed that Lamar had the same opportunity. Tom Carter added that he had discussed rebuilding the billboard with Ashley Gasbarri from Lamar earlier this year, but ultimately decided to choose Allison Outdoor to build the sign instead.

Board member Joe White had to leave the meeting for a previously scheduled appointment.

Chairman Sumner, seeing no one wishing to speak, closed the public hearing.

Case: 18-701-00022 – Property located at 4624 Fairlane Drive, Control Map 92N, Group C, Parcel 005.00, requests erection of a nonconforming freestanding sign to Sec. 114-531 (b). The existing freestanding sign is 243.59 square feet in size. The nonconforming freestanding sign proposal is 150.3 square feet in size. Additionally, the applicant requests two (2) variances of 4.66 square feet to Sec 114-528(1)b for the purpose of increased directional sign size. The property is zoned B-3, Highway Oriented Business District.

Mr. Monilkumar Patel presented the case to the Board. Mr. Patel stated that he needed to change the sign to conform with franchise standards and that the sign would keep the

nonconforming height, but be lowered in overall size. Additionally, Mr. Patel stated that he needed to upgrade his existing directional signs to the new franchise standard as well.

Chairman Sumner, seeing no one wishing to speak, closed the public hearing.

Case: 18-701-00023 – Property located at 4335 Fort Henry Drive, Control Map 92K, Group A, Parcel 001.04, requests a 39.6 square foot freestanding sign size variance to Sec. 114-533(8)2. The property is zoned B-3, Highway Oriented Business District.

Mr. Weems stated that he had spoke with the applicant earlier in the morning and that the applicant stated that he desired to pull the item from the agenda. No representative was available to present the case.

Case: 18-701-00024 – Property located at 2000 Greenway Street, Control Map 45F, Group E, Parcel 001.10, requests two (2) variances of 6 square feet to Sec 114-528(1)b for the purpose of increased directional sign size; one (1) variance of 22 square feet to Sec 114-528(1)b for the purpose of increased directional sign size; and approval for continuation of a non-conforming freestanding sign to Sec 114-531(b). The property is zoned R-3, Low Density Apartment District.

Mr. Randy Holland presented the case to the Board. Mr. Holland stated that they needed to update the existing freestanding sign to the Ballard design, as well as enlarge two directional signs on the property for visibility purposes.

Chairman Sumner, seeing no one wishing to speak, closed the public hearing.

Case: 18-701-00025 – Property located at 2204 Pavilion Drive, Control Map 47H, Group A, Parcel 028.70, requests a 66 square foot variance for one (1) directional signage to Sec 114-528(1)d. The property is zoned P-1, Professional Offices District.

Mr. Randy Holland presented the case to the Board. Mr. Holland stated that this is the final directional sign case for the Indian Path Campus. Mr. Holland stated that the new Ballard design needed to be implemented for this sign as well as increased visibility for medical office directional signage.

Chairman Sumner, seeing no one wishing to speak, closed the public hearing.

Next, Chairman Sumner called for approval of the November 1, 2018 driving tour and regular meeting minutes. On a motion by Mr. Little, seconded by Mr. Clifton, the November 1, 2018 driving tour and regular meeting minutes were approved unanimously, 3-0. Next, Chairman Sumner stated that the next application deadline is December 17, 2018 at noon for the January 3, 2019 regular meeting.

Adjudication of Cases:

Case: 18-701-00020 – Property located at 107 Lindkaye Drive, Control Map 92O, Group E, Parcel 027.00

Bill Sumner stated that the applicant must match the existing design of the existing home with the addition. Bill Sumner stated that the proposal is a reasonable accommodation.

MOTION: made by Mr. Clifton, seconded by Mr. Little, to grant the variance as requested.

VOTE: 3-0 to approve the request.

Case: 18-701-00021 – Zoning Interpretation, Administrative Review Lamar Texas Limited Partnership dba Lamar Advertising Tri-Cities TN

A motion was made by Mr. Clifton to dismiss the case based upon Lamar not having standing to bring the appeal. The motion was seconded by Jeff Little. The motion passed, 3-0.

Case: 18-701-00022 – Property located at 4624 Fairlane Drive, Control Map 92N, Group C, Parcel 005.00

The Board acknowledged the downsizing of the freestanding sign and agreed it was less nonconforming than the existing sign. Mr. Weems noted that both directional signs must reside on the parcel containing the hotel use. Mr. Patel agreed to keep both directional signs on the parcel as opposed to adjacent to Fort Henry Drive.

MOTION: made by Mr. Clifton, seconded by Mr. Little, to grant the variances as requested.

VOTE: 3-0 to approve the request.

Case: 18-701-00023 – Property located at 4335 Fort Henry Drive, Control Map 92K, Group A, Parcel 001.04

The Board refused to hear the case based upon no one being present to represent the item and the applicant's verbal request to pull the item from the agenda.

Case: 18-701-00024 – Property located at 2000 Greenway Street, Control Map 45F, Group E, Parcel 001.10

The Board acknowledged the appropriateness of the rebranding proposal with no increase in the nonconforming sign sizes.

MOTION: made by Mr. Little, seconded by Mr. Clifton, to grant the variances as requested.

VOTE: 3-0 to approve the request.

Case: 18-701-00025 – Property located at 2204 Pavilion Drive, Control Map 47H, Group A, Parcel 028.70

MOTION: made by Mr. Little, seconded by Mr. Clifton, to grant the variances and continuation of a nonconforming freestanding sign as requested.

VOTE: 3-0 to approve the request.

With no further business the meeting was adjourned at 2:24 p.m.

Respectfully Submitted,

Ken Weems, AICP
Zoning Administrator